



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 19-130426-LD & 19-130395-LP

Project Name/Address: Four 106 / 350 106th Avenue NE

Planner: Faheem Darab

Phone Number: 425-452-2731

Minimum Comment Period: June 11, 2020

Materials included in this Notice:

- ☒ Blue Bulletin
- ☒ Checklist
- ☒ Vicinity Map
- ☒ ☐ ☐ ☐ Plans
- ☐ ☐ ☐ Other:

OTHERS TO RECEIVE THIS DOCUMENT:

- ☐ State Department of Fish and Wildlife / Sterwart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
- ☐ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
- ☐ Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
- ☐ Attorney General ecyolyef@atg.wa.gov
- ☐ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us



DEVELOPMENT SERVICES DEPARTMENT
450 110TH AVENUE NE
BELLEVUE, WA 98009-9012

19-130426-LD Design Review
19-130395-LP Master Development Plan

SEPA Environmental Checklist

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit the Land Use Desk in the Permit Center between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4) or call or email the Land Use Division at 425-452-4188 or landusereview@bellevuewa.gov. Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

Purpose of checklist:

The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

PLEASE REMEMBER TO SIGN THE CHECKLIST. Electronic signatures are also acceptable.

A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

~~Phase 1: Four 106~~

~~Phase 2: Existing Key Bank Building Site~~

2. Name of applicant: [\[help\]](#)

~~Fana Four 106, LLC.~~

Timothy Bissmeyer

3. Address and phone number of applicant and contact person: [\[help\]](#)

~~10655 NE 4th St, Ste 700~~

~~Bellevue, WA 98004~~

~~(425) 495-1201~~

~~Contact: Mike Yellam~~

Timothy Bissmeyer

CollinsWoerman

710 2nd Avenue, Suite 1400, Seattle, Washington 98104

206-245-2047

4. Date checklist prepared: [\[help\]](#)

November 13, 2019

5. Agency requesting checklist: [\[help\]](#)

City of Bellevue Development Services

450 110th Ave NE

P.O. Box 90012

Bellevue, WA 98009

(425) 452-6800

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

The proposal that is analyzed in this Environmental Checklist involves site preparation work, demolition of existing buildings, excavation/grading, building construction, and operation of the proposed buildings. It is proposed for Phase 1 that site preparation (including demolition, excavation, and grading) would begin in early 2021, construction would begin in mid 2021, and completion/building occupancy would occur in early 2023. Timing/schedule of the Phase 2 development has not yet been determined at this time.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

No, this proposal includes phasing of the projects over time and this submittal encompasses all of the expected future work.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

A Phase 1 Environmental Site Assessment (dated August 6, 2014) has been completed by Associated Earth Sciences Inc. Hazardous Materials Survey will be completed prior to demolition of the existing buildings.

9. Do you know whether applications are pending for governmental approvals of other proposals

directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

There are no known applications that are pending approval for the project site.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

Master Development Plan (MDP), Administrative Design Review (ADR), Building Permits and all other related construction permits.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

[\[help\]](#)

This proposal is for a multi-phase development in Bellevue at the corner of NE 4th St and 106th Ave NE. The project is a two-phase Master Development Plan (MDP).

The Phase 1 development will be a 21-story Class-A office building with 8 levels of below grade parking. There will be 426,091 GFA of office, combined with ground floor uses consisting of 8,585 SF of retail, and 4,431 SF of public commons. The southern portion of the site will be dedicated to an enhanced through-block connector along the east-west axis of the site, connecting both phases of this Master Development Plan.

The Phase 2 development will be a 5-story Class-A office building with 4 levels of below grade parking. In total, there will be 116,566 GFA of office, combined with ground floor uses consisting of 6,659 SF of retail, and 8,570 SF of public commons.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

*Phase 1 site address: Four 106
320-350 106th Ave NE
Bellevue, WA 98004*

*Phase 1 Legal Description (for Parcel 154410-0324):
CHERITON FRUIT GARDENS PLAT #1 PAR A LESS RD OF BE SP
78-47 REC AF #7807170711 SD SP DAF -N 1/2 OF W 1/2 OF W 1/2
OF POR LY S NE 4TH ST & N OF NE 2ND ST LESS 106TH AVE NE
OF LOT 2 BLK 3 CHERITON FRUIT GARDENS PLAT #1*

Phase 1 Legal Description (for Parcel 154410-0329):
CHERITON FRUIT GARDENS PLAT #1 PARCEL B BELLEVUE SP
78-47 REC AF #7807170711 SD SP DAF -N 1/2 OF W 1/2 OF W 1/2
OF POR LY S NE 4TH ST & N OF NE 2ND ST LESS 106TH AVE NE
OF LOT 2 BLK 3 CHERITON FRUIT GARDENS PLAT #1

Phase 2 site address: Existing Key Bank Building
10655 NE 4th St
Bellevue, WA 98004

Phase 2 Legal Description (for Parcel 154410-0323):
CHERITON FRUIT GARDENS PLAT # 1 E 1/2 OF W 1/2 LESS S 330 FT
LESS ST

B. Environmental Elements [\[help\]](#)

1. Earth [\[help\]](#)

- a. General description of the site: [\[help\]](#) (select one): ☐ Flat, ☒ rolling, ☐ hilly, ☐ steep slopes,
☐ mountainous, other: *Click here to enter text.*
- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)
50% max, 5% average
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)
Surficial fill underlain by outwash sand and deeper silt lacustrine deposits.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)
None seen or noted.
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)
Approximately 1,000 CY of structural fill will be utilized for utility trench backfill, below pavements, and below the structural foundation. The source of fill is unknown but will be from an approved source.
Phase 1: Approximately 148,900 CY
Phase 2: Approximately 49,000 CY
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)
Erosion could occur as a result of clearing, grading, and construction of the proposed site improvements. Soils will be

exposed during construction prior to paving, building, and landscaping. Temporary Erosion Control BMPs will be implemented during construction in accordance with the City of Bellevue requirements to minimize on-site erosion and sedimentation transport off site. After construction, the site will be permanently stabilized with landscaping, pavements, building, and stormwater runoff conveyance infrastructure. No erosion is anticipated after completion of construction.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

Approximately 99 percent of the site will be covered with impervious surfaces after construction has completed.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

Material removal and erosion will be minimized by implementation of Temporary Erosion and Sedimentation Control BMPs in accordance with City of Bellevue requirements. A Temporary Erosion and Control Plan (TESC) will be prepared and the contractor will implement BMPs as necessary to control and mitigate erosion throughout construction. The site will be permanently stabilized with landscaping, pavements, building, and stormwater runoff conveyance infrastructure.

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

During Construction: normal construction activities associated with excavation and high-rise construction.

After Completion: normal activities for a large office development with potential retail and/or restaurant amenities. Parking is below-grade, minimizing the visual impact of the parking structure.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

There are no known off-site sources of emissions or odor that will affect this proposal.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

We will follow the dust suppressant measures required by the City of Bellevue as part of our clearing and grading permit. Effective measures to control construction vehicle dirt will be employed. No other measures are anticipated to be required or necessary.

3. Water [\[help\]](#)

a. Surface Water :

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)
No.
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)
No.
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)
None.
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)
No surface water withdrawals will be required.
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)
No.
- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)
Stormwater from rooftops and exterior roof decks will be collected and conveyed through approved systems that discharge to the City of Bellevue storm drainage system.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)
Groundwater will be withdrawn from deep soil units (about 75 to 85 feet) to facilitate dry construction of the basement. Groundwater withdrawal will be completed using a temporary de-watering system (e.g., well points) to be installed by the contractor. Quantities are unknown at this point. No, water will not discharge to groundwater.
- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

It is not anticipated that waste materials associated with this proposal will discharge into the ground. Project will be connected to the City of Bellevue sewer and stormwater systems.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow?

Will this water flow into other waters? If so, describe. [\[help\]](#)

From rooftops, stormwater will be collected via a system of roof drains and conveyed off-site to a municipal stormwater system. From the site, stormwater will be collected and transported via a series of curbs, gutters, catch basins, and underground storm drainage pipes to a municipal stormwater system.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)
No.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)
No.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

The proposed on-site grading, paving, storm drainage and buildings will be designed and constructed in general accordance with the City of Bellevue regulations.

4. Plants [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)

☒deciduous tree: alder, maple, aspen, other: *Click here to enter text.*

☒evergreen tree: fir, cedar, pine, other: *Click here to enter text.*

☒shrubs

☐grass

☐pasture

☐crop or grain

☐Orchards, vineyards or other permanent crops.

☐wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other: *Click here to enter text.*

☐water plants: water lily, eelgrass, milfoil, other: *Click here to enter text.*

☐other types of vegetation: *Click here to enter text.*

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

All existing vegetation will be removed including street trees, on-site ornamental trees, shrubs, and groundcover. The total area of Phase 1 and Phase 2 is about 2.1 acres.

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)
There are no known threatened or endangered species on or near the site.
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)
Street trees and on-site landscaping will be provided. Native plantings will be used where appropriate. Exterior roof decks will include landscaped greenroof areas.
- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)
There are no known noxious weeds or invasive species known to be on or near the site.

5. Animals [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)

Examples include:

birds: ☐hawk, ☐heron, ☐eagle, ☐songbirds, other: *Click here to enter text.*
mammals: ☐deer, ☐bear, ☐elk, ☐beaver, other: *Click here to enter text.*
fish: ☐bass, ☐salmon, ☐trout, ☐herring, ☐shellfish, other: *Click here to enter text.*

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)
There are no threatened or endangered species known to be on or near the site.
- c. Is the site part of a migration route? If so, explain. [\[help\]](#)
Yes, most of Western Washington is located within the Pacific Flyway for migratory waterfowl.
- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)
None are planned as no wildlife is anticipated on the site.
- e. List any invasive animal species known to be on or near the site. [\[help\]](#)
There are no known invasive animal species known to be on or near the site.

6. Energy and Natural Resources [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)
Electricity and natural gas are the primary sources of energy for heating, cooling, and general development needs.

- b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe. [\[help\]](#)

It is unlikely that this development will affect the potential for solar energy of adjacent properties, being relatively new towers to the north which are of greater height and separated by NE 4th Street.

- c. What kinds of energy conservation features are included in the plans of this proposal?

List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

The Washington State Energy Code requirements will be met. Project will implement the most sensible and efficient benefit-to-cost combination of maximizing energy efficiency of the building envelope and systems and choosing materials of lower transportation and energy costs.

7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?

If so, describe. [\[help\]](#)

None have been observed or reported, and none are anticipated to be found.

- 1) Describe any known or possible contamination at the site from present or past uses.

[\[help\]](#)

None known.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)

None known.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)

No toxic or hazardous chemicals will be stored, used, or produced on-site once the development is completed. During construction, fueling operations for equipment may occur.

- 4) Describe special emergency services that might be required. [\[help\]](#)

None beyond typical safety measures during construction and during occupancy.

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

Spill prevention and Control Plans will be utilized by contractors working on-site.

- b. Noise [\[help\]](#)

- 1) What types of noise exist in the area which may affect your project (for example:

traffic, equipment, operation, other)? [\[help\]](#)

Traffic and typical ambient noise generated from the downtown environment.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indi-cate what hours noise would come from the site. [\[help\]](#)

Short term: Noise from construction-related activities.

City of Bellevue allowable working hours are: 7am-6pm Mon-Fri, 9am-5pm Sa-Su. Tower crane erection and removal will occur during a weekend.

Long term: Traffic generation, typical of a downtown high-rise development. Project will generate similar noise as the neighboring projects. Potential for minimal daytime noise at ground level due to retail tenant spaces.

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

All of the parking is to be located below-grade. Loading will be located primarily underneath the buildings, either off of the shared easement alley (for Phase 1) or in proximity to the parking garage entrance (for Phase 2).

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

Office, residential, retail, and parking.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

Not in recent history.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)

No.

- c. Describe any structures on the site. [\[help\]](#)

Phase 1: Two small office buildings - one is one-story, the other is two-stories.

Phase 2: One nine-story office building.

- d. Will any structures be demolished? If so, what? [\[help\]](#)

Yes, the existing structures will be demolished for all of the phases. Three buildings in total will be demolished.

- e. What is the current zoning classification of the site? [\[help\]](#)

DT-O-2-S (Downtown-Office 2 South).

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)
City Center South.
- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)
Not applicable.
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)
No.
- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)
Phase 1: 2,500-5,000 people
Phase 2: 500-1,000 people
- j. Approximately how many people would the completed project displace? [\[help\]](#)
Phase 1: 50 people
Phase 2: 500 people
- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)
None are proposed or expected to be necessary.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)
The proposals meet the zoning and land use goals indicated for the vicinity, and is compatible with adjacent uses and zoning. The project is compatible with the existing comprehensive plan.
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)
None.

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)
None provided.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)
No units will be eliminated as there are none existing on the site.
- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)
None.

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)
Phase 1 tower is 21 stories plus mechanical roof level, 286'-8" to the top of the roof level structural slab from average grade. Principal exterior building materials from Level 2 through Level 21 will include unitized curtainwall: vision glazing, spandrel glazing, metal panel, and captured mullions. The ground level will include retail storefront and durable materials at the alley and driveway such as brick, CMU, and precast concrete.
- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)
Those of the residential buildings directly to the north and south, and those of the office buildings to the east.
- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)
The site massing of Phase 1 complies with the upper level step-back requirement on the north to maintain the view corridor along 4th. The projects will be designed with high-quality materials and features, sympathetic to the surrounding conditions. The building orientation has been biased in the north-south axis as to mitigate shading impacts at the pedestrian grade experience.

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)
None beyond that typically associated with a high-rise development. Façade and landscape lighting will only be on between dusk and dawn.
- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)
Not anticipated, especially with parking located below-grade.
- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)
Present off-site sources of light or glare are principally generated by reflected light by day and exterior luminaires by neighboring buildings and adjacent roadways at night. Given the implementation of improved B-U-G performance of exterior luminaires of this proposal as well as of the neighboring contemporary off-site properties, this proposal will not create additional light pollution impacts.
- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)
The parking garage is predominantly below-grade, so headlight glare will be minimal. Exterior lighting in the proposed

development will be designed to limit light and glare impacts on surrounding properties and will dim between midnight and 6am per WSEC. With the exterior of the buildings being primarily composed of glass, it is possible that at certain sun angles, on sunny days, reflected sunlight could impact adjacent buildings. This site could also experience similar reflected sunlight impacts from adjacent buildings.

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)
Retail shopping and Downtown Bellevue Parks.
- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)
None, as there are no recreational uses currently on the site.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)
The proposal includes on-site amenity features that include retail, potential restaurant tenant, enclosed plaza "Commons" public area, open plaza public area, and completion of the through-block connector system for the entire block.

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)
None known.
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)
None known.
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)
The development will not have any impact on historical or cultural landmarks.
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)
The development will not have any impact on historical or cultural landmarks.

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)
NE 4th Street, NE 2nd Street, and 106th Ave NE will provide primary access to the site. NE 4th Street and NE 2nd Street will connect to the site via a private alley. A new driveway will be provided on 106th Ave NE and on NE 4th Street.
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)
Yes, the site is served by King County Metro and Sound Transit. The approximate distance to the nearest transit stop (NE 4th west of 108th NE) is less than 300 feet away. The Bellevue Transit Center (NE 6th) is less than 1/4 mile from the project site.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)
*Phase 1: 735 new parking spaces, 55 existing parking spaces.
Phase 2: 496 new parking spaces, 381 existing parking spaces.*
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)
The City of Bellevue Transportation Department has indicated that 106th Avenue NE will be widened.
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)
Not currently, however the future Light Rail service connecting Bellevue and the Eastside to Seattle and the SeaTac airport will serve the project site. The station will be located within 1/4 mile of the site.
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)
Full build-out of the proposed MDP project is estimated to generate approximately 4,500 net new weekday trips. The AM peak hour is anticipated to be between 7:00 and 9:00 AM and the PM peak hour is anticipated to be between 4:00 and 6:00 PM. Less than 3% trucks are anticipated. These estimates are based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition.
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)
No.

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)
The payment of transportation impact fees will be required at building permit issuance which will help fund the City of Bellevue's planned transportation improvements throughout the City. In addition, the project will be required to install frontage improvements (sidewalks, landscaping, street lighting, road widening as required) and modify traffic signal at the corner of NE 4th and 106th NE. No improvements are expected for 108th NE.

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)
None beyond the typical demand of high-rise office buildings.
- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)
The increased tax base provided by the development will offset impacts created.

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site: [\[help\]](#)
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other
All except septic system.
- c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)
Electricity, Natural Gas, Water, refuse Service, Telecommunications, Sanitary Sewer, and Storm Drainage utilities will be proposed for the project. Utilities will typically be installed below grade from adjacent public or franchise utilities to the proposed building.

C. Signature [\[help\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee: *Cameron Wu*

Position and Agency/Organization: *Associate, CollinsWoerman*

Date Submitted: *May 1, 2020*

19-130426-LD & 19-130395-LP





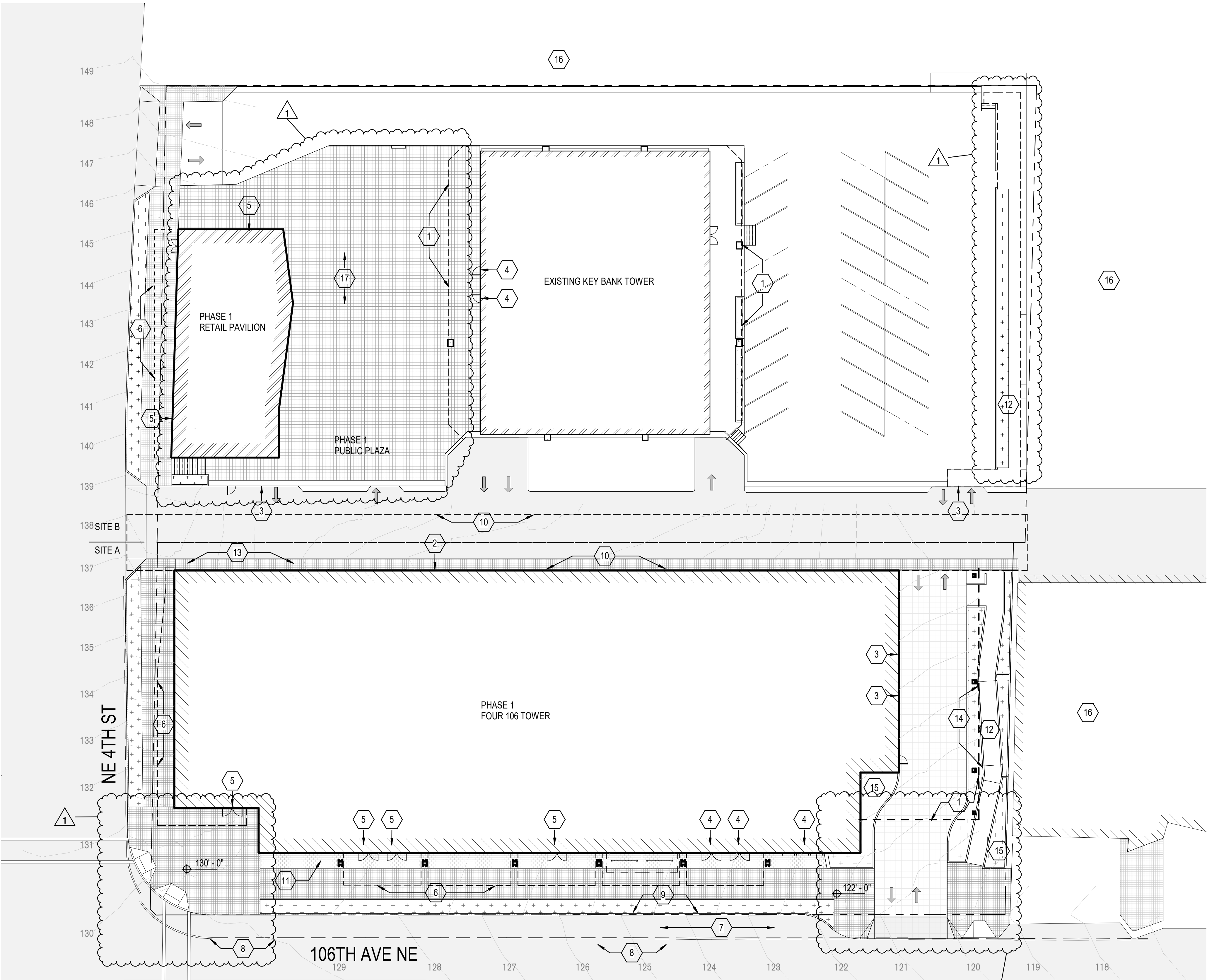
FOUR 106

ADMINISTRATIVE DESIGN REVIEW - CYCLE II
05.01.2020
#19-130426-LD

LANDSCAPE

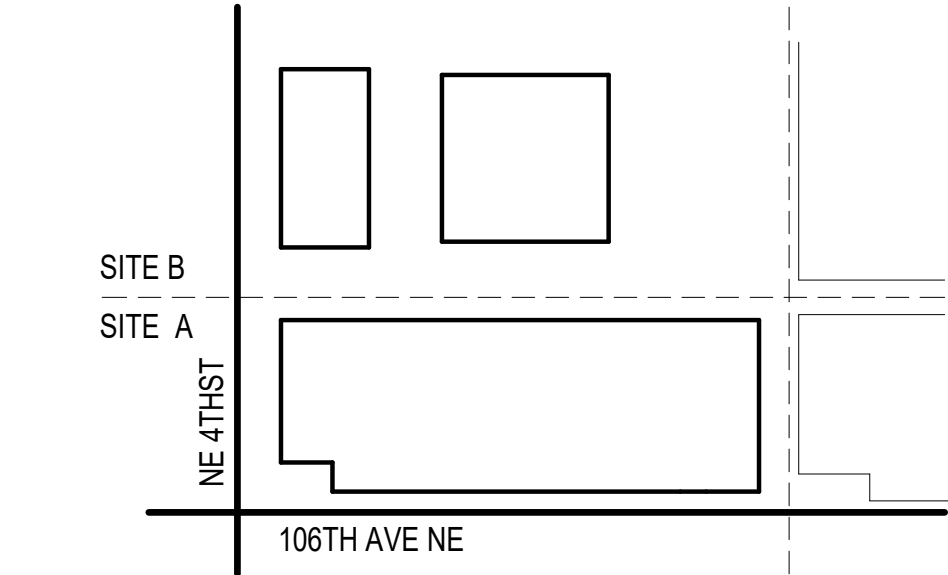
PHASE 1 ADR
• FOUR 106 TOWER
• KEY BANK PAVILION

WOLLMAN
COLLINS FANA GROUP OF
COMPANIES



KEYNOTES

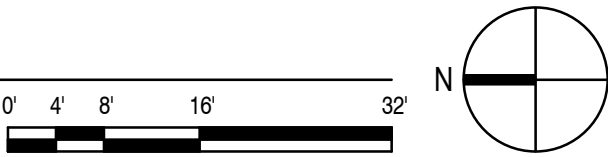
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- 2 LOADING DOCK, TRASH AREA
- 3 SECURE GARAGE DOORS TO BELOW GRADE PARKING
- 4 ENTRANCE TO LOBBY
- 5 ENTRANCE TO RETAIL
- 6 CANOPY
- 7 R.O.W. EXPANSION PROPOSED
- 8 EXISTING CURB LINE
- 9 PROPOSED CURB LINE
- 10 NO-BUILD EASEMENT: FIRE SEPARATION LINE 13'-0" EAST OF ALLEY CENTER LINE
- 11 ENHANCED STREETSCAPE
- 12 THROUGH-BLOCK CONNECTOR
- 13 4'-2" ALLEY WALKWAY
- 14 HANDRAIL ALONG PEDESTRIAN RAMP WITH BUILT-IN LIGHTING
- 15 PLANTER
- 16 EXISTING BUILDING
- 17 PUBLIC PLAZA, REFER TO LANDSCAPE DRAWINGS



PHASE 1 LEGEND

1 PHASE 1 SITE PLAN

1" = 20'-0"



MARK	DATE	REVISION
1	11/22/2019 05/01/2020	MDP/ADR Submittal MDP/ADR Cycle 2 Submittal

ISSUED

Fana Group of Companies

10655 NE 4TH STREET, SUITE 700
BELLEVUE, WA 98004 - 425.505.2500
OWNER

Four 106

MDP/ADR
PROJECT NAME

CollinsWoerman

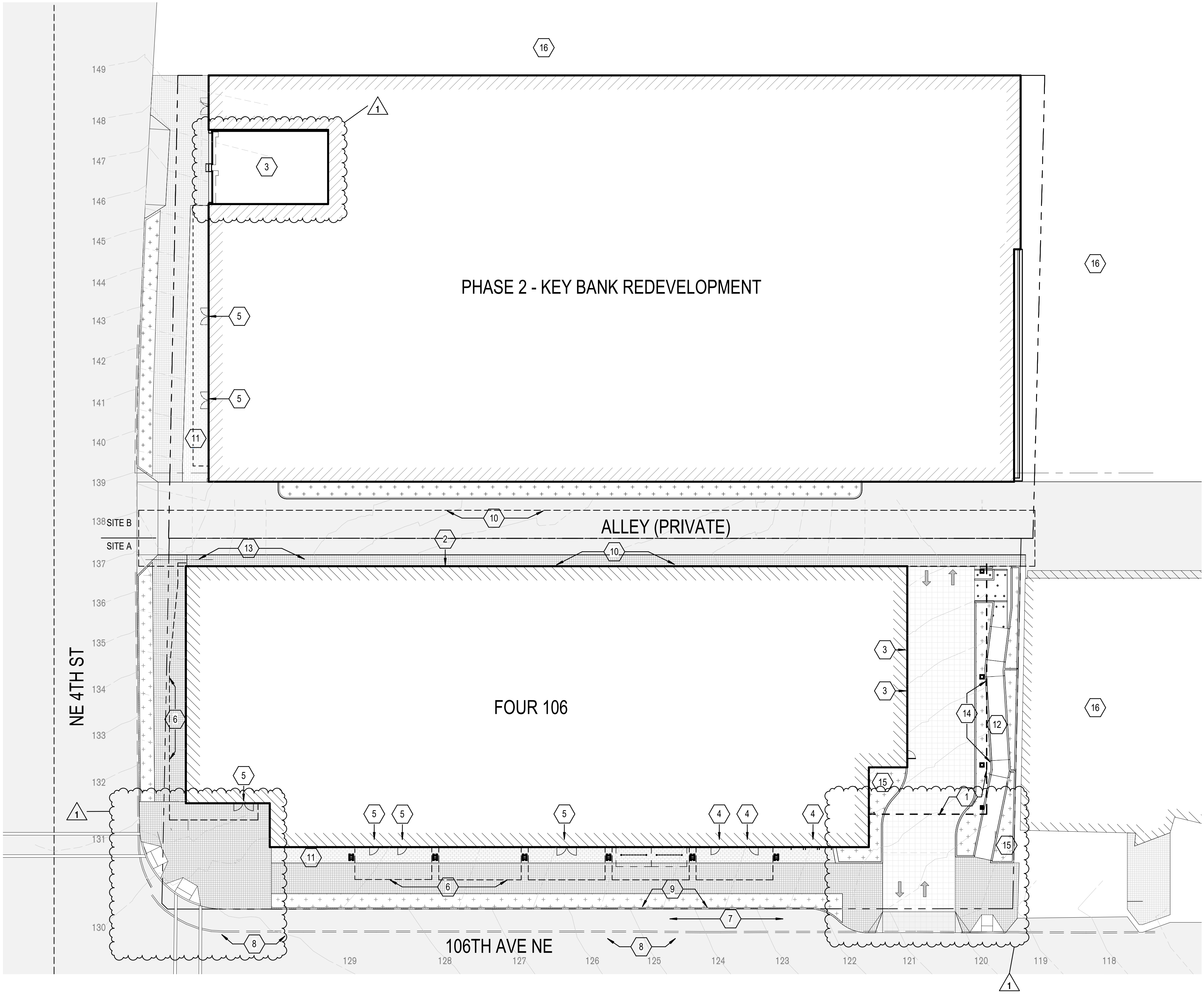
710 SECOND AVENUE, SUITE 1400
SEATTLE, WA 98104 - 206.245.2100
ARCHITECT

PH 1 SITE PLAN

SHEET NAME

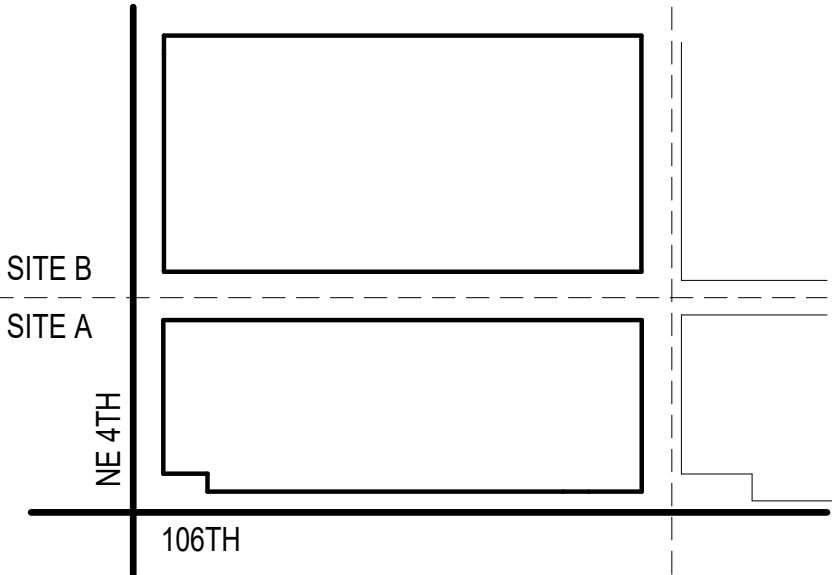
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SHEET NUMBER



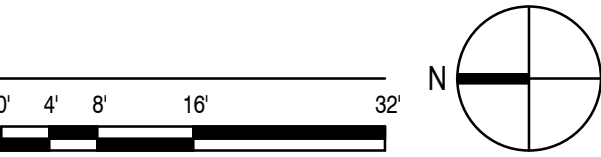
KEYNOTES

- 1 BUILDING OVERHANG ABOVE
- 2 LOADING DOCK, TRASH AREA
- 3 SECURE GARAGE DOORS TO BELOW GRADE PARKING
- 4 ENTRANCE TO LOBBY
- 5 ENTRANCE TO RETAIL
- 6 CANOPY
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- 8 EXISTING CURB LINE
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- 11 ENHANCED STREETSCAPE
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- 13 4' - 2" ALLEY WALKWAY
- 14 HANDRAIL ALONG PEDESTRIAN RAMP WITH BUILT-IN LIGHTING
- 15 PLANTER
- 16 EXISTING BUILDING
- 17 PUBLIC PLAZA, REFER TO LANDSCAPE DRAWINGS



PHASE 2 LEGEND

1 PHASE 2 SITE PLAN
1" = 20'-0"



MARK	DATE	REVISION
1	11/22/2019 05/01/2020	MDP/ADR Submittal MDP/ADR Cycle 2 Submittal
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PH 2 SITE PLAN
SHEET NAME

AG2.2
SHEET NUMBER



MARK	DATE	REVISION
1	11/22/2019 05/01/2020	MDP/ADR Submittal MDP/ADR Cycle 2 Submittal

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PROJECT PERSPECTIVE
SHEET NAME

A04.21
SHEET NUMBER



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1	11/22/2019 05/01/2020	MDP/ADR Submittal MDP/ADR Cycle 2 Submittal

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PROJECT PERSPECTIVE
SHEET NAME

A04.22

SHEET NUMBER



MARK
1

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05/01/2020

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PROJECT PERSPECTIVE
SHEET NAME

1

A04.23

SHEET NUMBER



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1	05/01/2020	MDP/ADR Cycle 2 Submittal

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PROJECT NAME

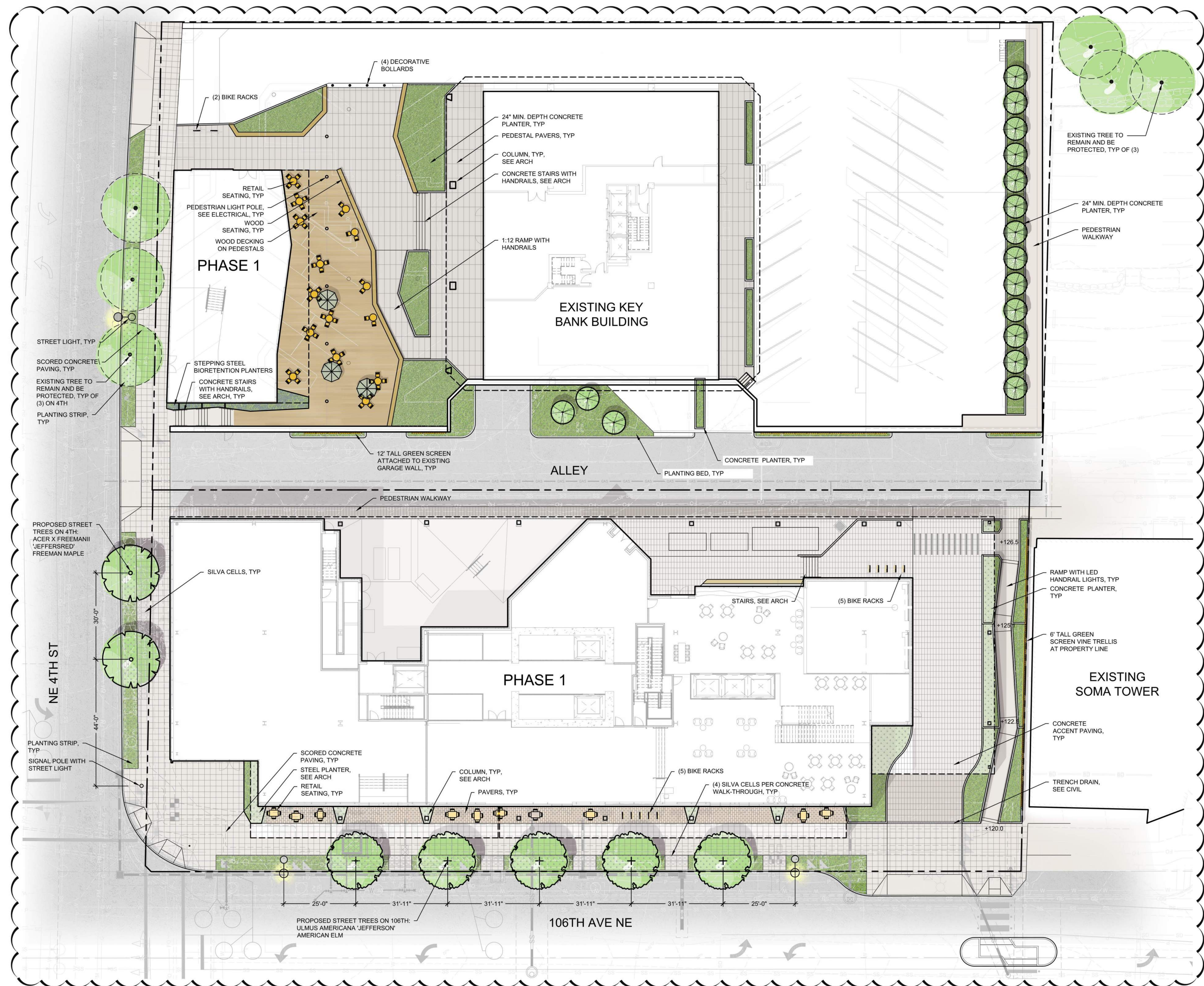
CollinsWoerman

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ARCHITECT

PROJECT PERSPECTIVE
SHEET NAME

1

A04.24
SHEET NUMBER



MATERIALS & FINISHES LEGEND

SYMBOL	DESCRIPTION
	SCORED CONCRETE PAVING: 1/4" SAW CUT JOINTS, LIGHT/MEDIUM SAND BLAST FINISH
	1'X2' CONCRETE ACCENT PAVING: 1/4" SAW CUT JOINTS, WITH HEAVY SAND BLAST FINISH
	4'X12" PAVERS, STEPSTONE NARROW MODULAR PAVERS OR SIMILAR
	2'X4' PEDESTAL PAVERS
	WOOD DECKING ON PEDESTALS
	SHRUB PLANTING, SEE PLANTING PLAN
	STEEL PLANTER WITH SHRUB PLANTING, SEE ARCH
	STEEL BIORETENTION PLANTER
	CONCRETE PLANTER WITH SHRUB PLANTING
	24" MIN. DEPTH CONCRETE PLANTER WITH LIGHTWEIGHT SOIL AND SHRUB PLANTING
	FURNITURE, FF&E
	BIKE RACK: WESTPORT BIKE RACK BY SPORTWORKS
	BUILT-IN WOOD SEATING
	PEDESTRIAN LIGHT POLE, SEE ELECTRICAL
	DECORATIVE BOLLARD
	GREEN SCREEN

NOTES

- SEE L2.0 SHEETS FOR GREEN AND SUSTAINABILITY FACTOR CALCULATIONS.
- FINAL LOCATION AND PLANTING OF STREET TREES MUST BE APPROVED BY CITY OF BELLEVUE PARKS AND RECREATION.
- ALL NEW LANDSCAPE AREAS WILL BE IRRIGATED WITH AN AUTOMATIC WATER CONSERVING IRRIGATION SYSTEM.
- WHERE GROUNDCOVER IS INDICATED, IT SHALL BE PLANTED AT THE SPECIFIED SPACING THROUGHOUT THE BED, INCLUDING AREAS UNDERNEATH TREES AND SHRUBS. START FIRST ROW 10" FROM EDGE OF BED.
- NO PLANTING SHALL OCCUR WITHIN 24" OF NEW TREES, OR WITHIN 48" OF EXISTING TREES. FIELD-ADJUST SHRUBS AND GROUNDCOVER AS REQUIRED.
- REFER TO CIVIL DEMOLITION DRAWINGS AND SPECIFICATIONS FOR REMOVAL REQUIREMENTS OF EXISTING VEGETATION.
- REFER TO CIVIL PLANS FOR PROTECTION FENCING AROUND EXISTING TREES.
- REFER TO CIVIL PLANS FOR NEW UTILITY WORK.
- REFER TO PLANTING AND SEEDING SPECIFICATION FOR ADDITIONAL REQUIREMENTS.

SOIL VOLUME

SOIL VOLUME FOR STREET TREES AS REQUIRED PER 2016 ENVIRONMENTAL BEST MANAGEMENT PRACTICES MANUAL PAGE 90.

STREET TREES ON NE 4TH ST:
REQUIRED: 1,050 CUBIC FEET (CUFT) OF SOIL PER LARGE TREE FOR TREE SHARING A CONTINUOUS PLANTING STRIP.
2,100 CUFT REQUIRED (2 LARGE TREES X 1,050 CUFT)

PROVIDED AT SOIL CELLS: (22) 3X (3-LAYER TYPE) CELLS AT 39.28 CUBIC FEET (CUFT) PER 3X CELL = 865 CUFT PROVIDED IN THE CELLS.

PROVIDED AT PLANTING STRIP: 1,272 CUFT OF SOIL PROVIDED (424 SF X 3' DEPTH)

TOTAL SOIL VOLUME PROVIDED: **2,137 CUFT**

STREET TREES ON 106 AVE NE:
REQUIRED: 1,050 CUBIC FEET (CUFT) OF SOIL PER LARGE TREE FOR TREE SHARING A CONTINUOUS PLANTING STRIP.
5,250 CUFT REQUIRED (5 LARGE TREES X 1,050 CUFT)

PROVIDED AT SOIL CELLS: (20) 3X (3-LAYER TYPE) CELLS AT 39.28 CUBIC FEET (CUFT) PER 3X CELL = 785 CUFT PROVIDED IN THE CELLS.

PROVIDED AT PLANTING STRIP: 4,608 CUFT OF SOIL PROVIDED (1,536 SF X 3' DEPTH)

TOTAL SOIL VOLUME PROVIDED: **5,393 CUFT**

SCALE: 1/16"=1'-0"



MARK
1

DATE
05/01/2020

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OWNER

Four 106

MDP/ADR
PROJECT NAME

WEISMANDESIGNGROUP

LANDSCAPE
ARCHITECTURE

2329 E MADISON ST
SEATTLE WA 98112

206-322-1732
WWW.WDINC.COM

CONSULTANT

PHASE 1 LANDSCAPE PLAN
STREET
SHEET NAME

L1.0
SHEET NUMBER

EXTERIOR GLASS LEGEND

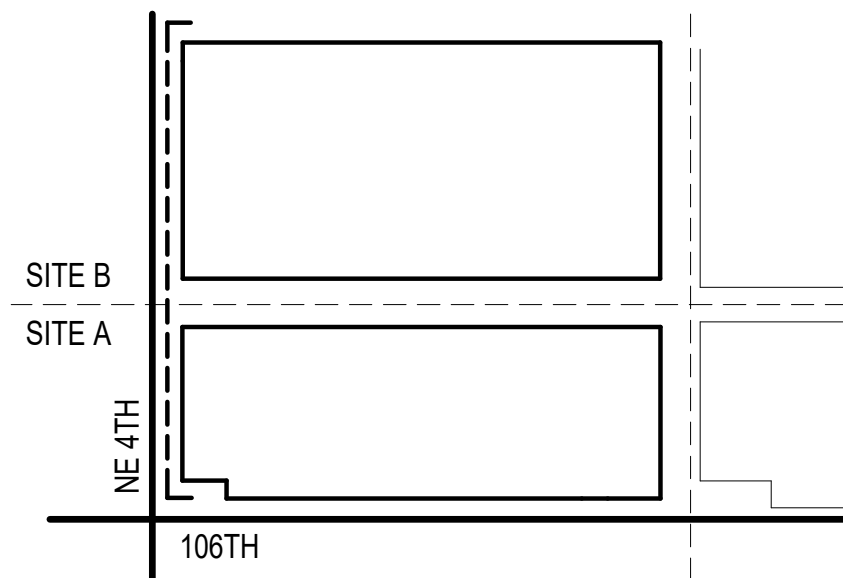
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EXTERIOR MATERIAL LEGEND

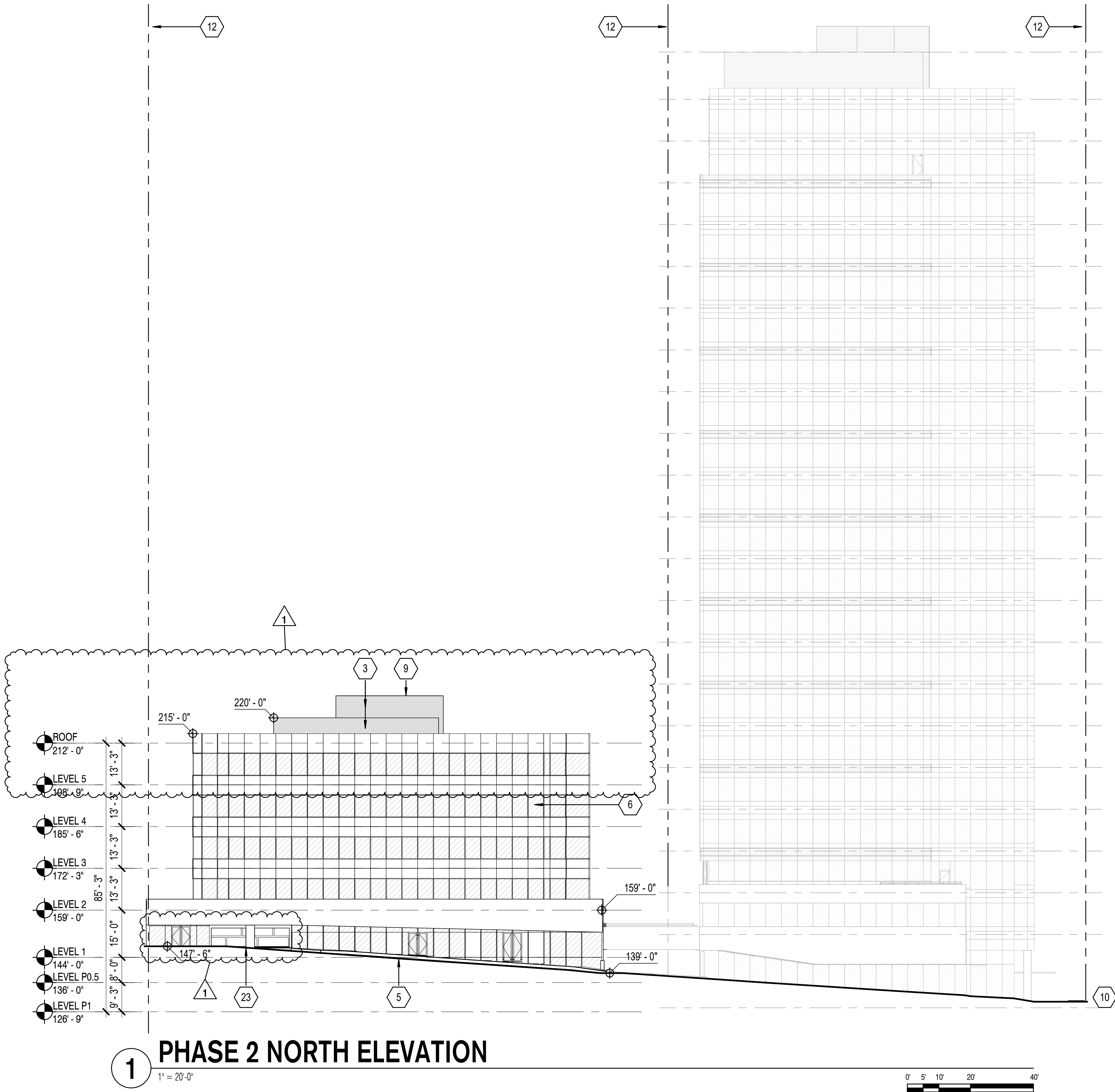
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KEYNOTES

- 1
- OVERHEAD WEATHER PROTECTION
- 2
- GUARDRAIL @ 42"
- 3
- VERTICAL MECHANICAL SCREENING
- 4
- HORIZONTAL MECHANICAL SCREEN
- 5
- ENHANCED STREETSCAPE: AMENITY SYSTEM
- 6
- UNITIZED CURTAINWALL SYSTEM
- 7
- DURABLE GROUND LEVEL MATERIALS
- 8
- PEDESTRIAN ARCADE
- 9
- ELEVATOR PENTHOUSE
- 10
- 106TH AVE NE
- 11
- NE 4TH ST
- 12
- PROPERTY LINE
- 13
- THROUGH-BLOCK CONNECTION
- 14
- LOADING DOCK
- 15
- RIDE SHARE DROP-OFF
- 16
- TRASH/RECYCLE
- 17
- OUTDOOR DECK & GREEN ROOF
- 18
- PRIVATE DRIVEWAY
- 19
- OUTDOOR PLAZA: AMENITY SYSTEM
- 20
- BIKE RACKS
- 21
- EXISTING SURFACING PARKING
- 22
- PLANTER WALL
- 23
- GARAGE ENTRY



PHASE 2 LEGEND



1 PHASE 2 NORTH ELEVATION
1" = 20'-0"

MARK	DATE	REVISION
1	11/22/2019 05/01/2020	MDP/ADR Submittal MDP/ADR Cycle 2 Submittal
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OWNER

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MDP/ADR
PROJECT NAME

CollinsWoerman

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SEATTLE, WA 98104 - 206.245.2100
ARCHITECT

PHASE 2 NORTH
ELEVATION

SHEET NAME

A2-4.1

SHEET NUMBER